125.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,353,200 / 1,353,200
					USE VALUE:	1,353,200 / 1,353,200
					ASSESSED:	1,353,200 / 1,353,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDIS VASILIOS &ELEFTHERIA
Owner 2:	PESIRIDIS NICHOLAS & CHARLIE
Owner 3:	
Street 1:	25 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PESIRIDIS VASILIOS -
Owner 2:	PESIRIDIS ELEFTHERIA -
Street 1:	25 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,245 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3572 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10245.000	693,500	5,100	654,600	1,353,200
Total Card	0.235	693,500	5,100	654,600	1,353,200
Total Parcel	0.235	693,500	5,100	654,600	1,353,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.79 | /Parcel: 378.7

Legal Description

User Acct 80254

GIS Ref

GIS Ref

Insp Date 11/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 125.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	693,500	5100	10,245.	654,600	1,353,200	1,353,200	Year End Roll	12/18/2019
2019	104	FV	510,400	5100	10,245.	691,000	1,206,500	1,206,500	Year End Roll	1/3/2019
2018	104	FV	510,400	5100	10,245.	509,100	1,024,600	1,024,600	Year End Roll	12/20/2017
2017	104	FV	477,300	5100	10,245.	487,300	969,700	969,700	Year End Roll	1/3/2017
2016	104	FV	477,300	5100	10,245.	451,000	933,400	933,400	Year End	1/4/2016
2015	104	FV	422,800	5100	10,245.	378,200	806,100	806,100	Year End Roll	12/11/2014
2014	104	FV	422,800	5100	10,245.	369,500	797,400	797,400	Year End Roll	12/16/2013
2013	104	FV	440,900	5100	10,245.	352,000	798,000	798,000		12/13/2012

!9670!

PRINT

Date	Time
12/11/20	00:06:50

LAST REV

Date	Time
06/07/18	10:36:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESIRIDIS VASIL	70985-3	1	5/9/2018	Convenience	10	No	No		
PESIRIDIS ELEFT	32151-164		12/18/2000	Convenience	1	No	No		
PESIRIDIS VASIL	27325-280		5/27/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2006	23	Fireplac	5,500	C				&exterior chimney

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
5/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10245		Sq. Ft.	Site		0	90.	0.71	10									654,619						654,600	

Total AC/HA: 0.23519 | Total SF/SM: 10245 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 654,619 | Spl Credit | Total: 654,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96702898
Const Adj.:	0.98990101
Adj $ / SQ:	162.735
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851926
Depreciation:	158458
Depreciated Total:	693468

COMMENTS

Formerly 28 Churchill Ave. 2nd Floor tenant apartment still known as 28 Churchill.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 6 | Baths: 2 | HB

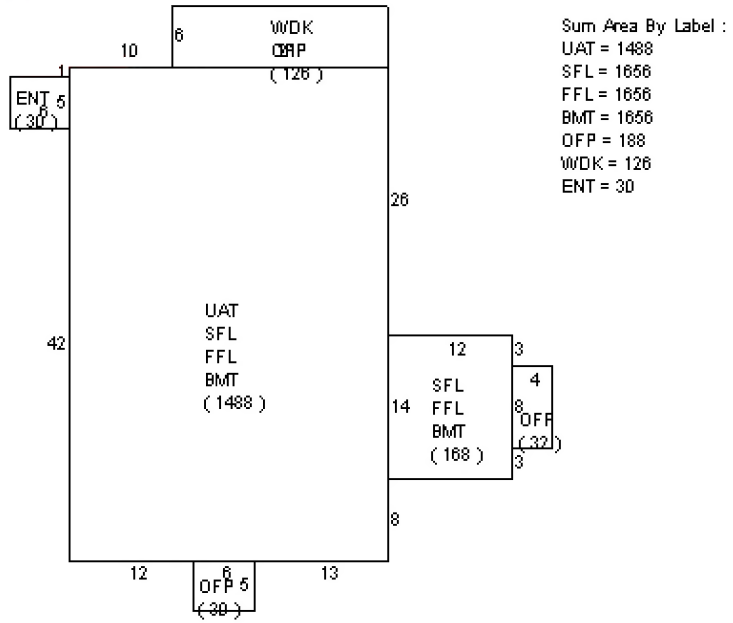
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,656	48.820	80,847
FFL	First Floor	1,656	162.730	269,489
SFL	Second Floor	1,656	162.730	269,489
UAT	Upper Attic	372	99.270	36,928
OFP	Open Porch	188	25.020	4,704
WDK	Deck	126	13.800	1,738
ENT	ENTRY	30	26.130	784
	Net Sketched Area:	5,684	Total:	663,979
Size Ad	3312	Gross Are	6800	FinArea 3572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	179.01
Special Features:	0	Val/Su Net:	122.01
Final Total:	693500	Val/Su SzAd	209.39

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100